

TOWN OF BUCKEYE, ARIZONA
MINUTES OF THE REGULAR MEETING
OF THE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
JANUARY 11, 2005

CALL TO ORDER

Chair Hawley called the meeting to order at 7:00 p.m.

2. ROLL CALL

Board Members Present: Chair John Hawley, Earl Warren, Carol Kempiake, Ruben Jimenez, Dave Rioux, Tana Wrublik

Board Members Absent: Annette Napolitano, Jim Zwerg

Council Members Present: Chris Urwiller

Staff Present: Dennis Zwagerman, Denise Lacey, Bob Costello, Scott Zipprich and Connie Meadows

3. APPROVAL OF MINUTES

Chair Hawley asked for a motion to approve the Workshop and Regular Meeting minutes of December 14, 2004. Member Warren made a motion to approve the Workshop and Regular Meeting minutes of December 14, 2004. The motion was seconded by Member Rioux. The motion passed unanimously.

WITHDRAWALS / CONTINUANCES / OLD BUSINESS:

4A. Case No.: PP04-176: Request by Lane Spencer, Sunstone Homes, for preliminary plat approval of Siesta Lago Estates located east of Watson Road and north of Broadway Road. This subdivision proposes 122 single-family lots on approximately 28.89 acres. Lane Spencer of Sunstone Homes, presented the product to the Board. Member Rioux asked about the water provider and the percentage of open space. Member Wrublik asked if the fire department reviewed and is satisfied with the fire issues for this project. Mr. Costello stated his only concern may be with the street widths. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Rioux made a motion to approve PP04-176. The motion was seconded by Member Warren. The motion passed unanimously.

NEW BUSINESS:

5A. Case No.: PP04-417: Request by Biskind, Hunt & Taylor representing DMB for preliminary plat approval of Verrado Parcel 4.505 located north of Sunrise Lane and east of School Hill Road. This subdivision proposes 80 single-family lots on approximately 6.76 acres. Jill Kusy of Biskind, Hunt and Taylor and David Nielson of DMB Verrado, presented the product to the Board. Member Rioux asked about the percentage of open space, the guest parking for the development and if school busses, trash disposal vehicles, and emergency vehicles will have adequate access to the homes in this project. Ms. Kusy stated that open space is about twenty five percent. Mr. Nielson said that parking will be available on local streets around the product. Mr. Nielson also stated that there is a parking restriction from the intersection and that designated street parking will be allowed with restrictions. Mr. Nielson stated there will be adequate access for emergency vehicles and that there is a stipulation to provide stand pipes in the alleyways. Member Wrublik ask what the emergency response time will be for this project. Mr. Nielson stated this issue has been referred to the police department. Mr. Costello stated the fire department is proactively looking at this project and is working with developers to correct any foreseen problems. Mr.

Zwagerman stated that we are starting a new procedure, Development Review Team, to ensure that all necessary departments review the projects before presenting them to the Development Board and each case will be handled on an individual basis. Chair Hawley opened the public hearing. Council Member Urwiller stated his concerns regarding parking and traffic patterns. He also questioned the placement of trash receptacles as well as whether there will be adequate access to alleyways on trash pick up days for this project. Mr. Nielson stated there will be no parking in alleyways and that trash vehicles will leave adequate access for pass-through. There being no further comments from the public, Chair Hawley closed the public hearing. Chair Hawley asked for a motion to approve PP04-417. Member Kempiak made a motion to approve PP04-417. The motion was seconded by Member Jimenez. The following vote was taken on item PP04-417. Chair John Hawley-Yay, Member Warren-Yay, Member Kempiak-Yay, Member Jimenez-Yay, Member Wrublik-Yay, and Member Rioux, voted Nay due to dissatisfaction with parking arrangements. The motion passed five to one (5-1).

6. COMMENTS FROM THE PUBLIC: None

REPORT FROM STAFF:

Staff reported that the next Development Board meeting will be held on January 25, 2005.

Mr. Zwagerman stated that staff is compiling a summary of all current applications in process and will supply a listing of such to the Board at the next Development Board meeting. Mr. Zwagerman spoke about the Development Review Team and its function.

Chair Hawley requested an update on the proposed new Development Code. Mr. Zwagerman stated that that project is currently on hold due to the fact that any amendments or changes to our zoning code must comply with our General Plan. The City of Peoria's Zoning Code which was being considered to be adapted does not comply with our General Plan. Mr. Zwagerman told the Board that he is developing a list of required codes.

REPORT FROM THE DEVELOPMENT BOARD:

Chair Hawley and the Board stated they would like another conjoint meeting with the Town Council.

ADJOURNMENT:

Chair Hawley asked for a motion to adjourn the meeting. Member Warren made a motion to adjourn the meeting. Member Jimenez seconded the motion. The Meeting adjourned at 9:00 p.m.

John Hawley, Chair

ATTEST:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 11th day of January, 2005. I further certify that the meeting was duly called and that a quorum was present.

Dennis Zwagerman, Secretary